

164.E

Map

0001

Block

0001.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 620,000 /

USE VALUE: 620,000 /

ASSESSed: 620,000 /

Total Card /

Total Parcel

620,000

620,000

620,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		BURTON ST, ARLINGTON

OWNERSHIP

Owner 1:	BAGHERZADEH MANSOUR
Owner 2:	BAGHERZADEH MARIA JULIA
Owner 3:	
Street 1:	3 BURTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	ARCHER JOHN A/TRUSTEE -
Owner 2:	JOHN A ARCHER FAMILY TRUST -
Street 1:	3 BURTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Clapboard Exterior and 1998 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6037																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	620,000			620,000
Total Card	0.000	620,000			620,000
Total Parcel	0.000	620,000			620,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	310.31	/Parcel:	310.3

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	610,500	0	.		610,500	610,500	Year End Roll	12/18/2019
2019	102	FV	566,800	0	.		566,800	566,800	Year End Roll	1/3/2019
2018	102	FV	500,800	0	.		500,800	500,800	Year End Roll	12/20/2017
2017	102	FV	456,100	0	.		456,100	456,100	Year End Roll	1/3/2017
2016	102	FV	456,100	0	.		456,100	456,100	Year End	1/4/2016
2015	102	FV	421,200	0	.		421,200	421,200	Year End Roll	12/11/2014
2014	102	FV	401,800	0	.		401,800	401,800	Year End Roll	12/16/2013
2013	102	FV	401,800	0	.		401,800	401,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARCHER JOHN A/T	56220-509		1/4/2011	Change>Sale	362,500	No	No		
ARCHER JOHN A	40360-347		8/7/2003	Family	10	No	No		
	18136-397		5/1/1987		228,000	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARCHER JOHN A/T	56220-509		1/4/2011	Change>Sale	362,500	No	No		
ARCHER JOHN A	40360-347		8/7/2003	Family	10	No	No		
	18136-397		5/1/1987		228,000	No	No	Y	

PAT ACCT.

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	18136-397		5/1/1987		228,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2011	1343	Re-Roof	11,000					
2/11/2011	74	Redo Kit	18,000					&REDO BATH

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2017	Measured	DGM	D Mann

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Type:	99 - Condo Conv			
Sty Ht:	2 - 2 Story			
(Liv) Units:	1	Total:	1	
Foundation:	1 - Concrete			
Frame:	1 - Wood			
Prime Wall:	2 - Clapboard			
Sec Wall:				%
Roof Struct:	1 - Gable			
Roof Cover:	1 - Asphalt Shgl			
Color:	BROWN			
View / Desir:				

Full Bath:	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1930	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 6		BRs: 3		Baths: 1		HB 1						

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	21.000000000
Name:	22 - 6037

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	0
<b>Totals</b>			
1	6	3	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	AG - Avg-Good	26.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.17552543
Const Adj.:	0.99989998
Adj \$ / SQ:	346.745
Other Features:	73000
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	842377
Depreciation:	222387
Depreciated Total:	619989

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	381.42	
Special Features:	0	Val/Su Net:	310.31	
Final Total:	620000	Val/Su SzAd	310.31	

MOBILE HOME		Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 164.E-0001-0001.A

[illegible]

More: N      Total Yard Items:      Total Special Features:      Total:

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,998	346.750	692,797	
Net Sketched Area:		1,998	Total:	692,797	
Size Ad	1998	Gross Are	1998	FinArea	1998

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
7						
7						
8						

**IMAGE**

**AssessPro** Patriot Properties, Inc

